

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 10 2020

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

APR 10 2020

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 614.30  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
[Signature] 4/10/2020  
Deputy Aud. Date

Warranty Deed - Ohio  
Statutory Form

Know all Men by these Presents

That John W. Seward, married, of Mercer County, State of Ohio, for valuable consideration paid, grants(s) with general warranty covenants to Christopher L. Leonard, married, whose tax mailing address is: 8405 Davis Rd., Celina, OH 45822

The following real property:

EXHIBIT "A" ATTACHED

Parcel No. 06-019300.0101 Map No. 06-11-200-006  
Property Address: 8405 Davis Rd., Celina, OH 45822

Prior Instrument Reference: Instrument # 201600002772.

Jaime Seward, spouse of the Grantor, releases all rights of dower therein.

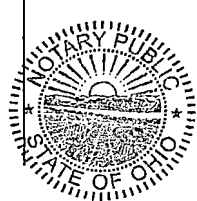
Executed on this March 30, 2020

[Signature]  
John W. Seward  
[Signature]  
Jaime Seward

State of Ohio )  
Notary Public )§:  
Mercer County )

Acknowledged before me, a Notary Public in and for said County and State, personally appeared the above name John W. Seward and Jaime Seward, husband and wife, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 30TH day of March, 2020.



JOEL D. ALLREAD  
Notary Public, State of Ohio  
My Comm. Expires 9-4-2023

[Signature]  
Notary Public

This Instrument was prepared by Margaret Hayes, Attorney at Law, LLC.  
Without benefit of title examination.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the Township of Center, County of Mercer, and State of Ohio:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Northeast Quarter of Section 11, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the East Quarter post of said Section 11; thence N 88° 53' 32" W, 861.44 feet along the South line of the Northeast Quarter of said Section 11 and also being the centerline of Davis Road to a Mag nail set as the point of beginning; thence continuing N 88° 53' 32" W, 400.44 feet along the last described line to a Mag nail set; thence N 01° 37' 25" E, 420.00 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set; thence N 46° 06' 28" E, 225.98 feet to an iron pin with cap set; thence S, 88° 53' 30" E 236.17 feet to an iron pin with cap set; thence S 01° 02' 20" W, 579.77 feet and passing through an iron pin with cap set at 559.77 feet to the point of beginning, containing 5.000 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 27, 2000, on file in the County Engineer's Office.